

# 108 # 108 87-203-A JOHN W. MORRIS, JR., et ux 87-203-A W/S of Manor Ave., 46.5' S of Snyder Ave. (2600 Manor Ave.) 15th Elec. Dist. 108 # 108 87-203-A JOHN W. MORRIS, JR., et ux 87-203-A W/S of Manor Ave., 46.5' S of Snyder Ave. (2600 Manor Ave.) 15th Elec. Dist.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1.(301.1) to permit a side yard setback of 5 feet in lieu of the required 7.5 feet for an open projection (carport).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Additional width for parking; we want to be able to park two cars side by side.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of October, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of November, 1986, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

## 108 # 108 87-203-A JOHN W. MORRIS, JR., et ux 87-203-A W/S of Manor Ave., 46.5' S of Snyder Ave. (2600 Manor Ave.) 15th Elec. Dist.

### 108 # 108 87-203-A JOHN W. MORRIS, JR., et ux 87-203-A W/S of Manor Ave., 46.5' S of Snyder Ave. (2600 Manor Ave.) 15th Elec. Dist.

38 N. Dundalk Ave.  
Dundalk, Md. 21222

October 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Zoning Variance - P.O. #81475 - Reg. #L96925 - 78 lines & \$31.20, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week, before the 31st day of October 1986; that is to say, the same was inserted in the issues of Oct. 30, 1986

Kimbel Publication, Inc.  
per Publisher.

By K.C. Collier

IN RE: PETITION FOR ZONING VARIANCE  
W/S of Manor Avenue,  
46.5' S of Snyder Avenue  
(2600 Manor Avenue)  
15th Election District  
John W. Morris, Jr., et ux  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-203-A

The Petitioners herein request a zoning variance to permit a side yard setback of 5 feet in lieu of the required 7.5 feet for an open projection (carport).

Testimony by the Petitioners indicated that protection is needed for family vehicles, including two antique automobiles. The Petitioners propose to build a carport in lieu of the two-story, 20' high garage previously proposed and granted in Case 87-32-A dated August 5, 1986. The Petitioners believe the proposed carport will fulfill their requirements. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of November 1986, that the herein request for a zoning variance to permit a side yard setback of 5 feet for the construction of a carport, in accordance with the plan submitted, is hereby GRANTED, subject, however, to the following restriction:

The previously proposed two-story, 20' high garage granted in Case 87-32-A shall not be constructed.

Jean M.H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

DESCRIPTION FOR VARIANCE  
2600 MANOR ROAD  
15TH ELECTION DISTRICT

Beginning at a point on the west side of Manor Avenue (40 feet wide) at a distance of 46.5 feet south of Snyder Avenue (40 feet wide) and being Lot Nos. 274 to 277 as shown on the plat of "Sparrows Point Manor", which is recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 5, Folio 82.

Containing 10,000 square feet of land, more or less.

RE: PETITION FOR VARIANCE  
W/S of Manor Ave., 46.5' S of Snyder Ave. (2600 Manor Ave.)  
15th District  
JOHN W. MORRIS, JR., et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-203-A

#### 108 # 108 87-203-A JOHN W. MORRIS, JR., et ux 87-203-A W/S of Manor Ave., 46.5' S of Snyder Ave. (2600 Manor Ave.) 15th Elec. Dist.

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John W. Morris, Jr., 2600 Manor Ave., Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. & Mrs. John W. Morris, Jr.  
2600 Manor Avenue  
Baltimore, Maryland 21219

RE: Petition for Zoning Variance  
W/S of Manor Avenue,  
46.5' S of Snyder Avenue  
15th Election District  
Case No. 87-203-A

Dear Mr. & Mrs. Morris:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been granted, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
Jean M. H. Jung  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE  
15th Election District  
Case No. 87-203-A

LOCATION: West Side of Manor Avenue, 46.5 feet South of Snyder Avenue (2600 Manor Avenue)

DATE AND TIME: Thursday, November 20, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 5 feet in lieu of the required 7.5 feet for an open projection (carport)

Being the property of John W. Morris, Jr., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 12, 1986

Mr. John W. Morris, Jr.  
Mrs. Margaret R. Morris  
2600 Manor Avenue  
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE  
W/S of Manor Ave., 46.5' S of Snyder Ave.  
(2600 Manor Ave.)  
15th Election District  
John W. Morris, Jr., et ux - Petitioners  
Case No. 87-203-A

Dear Mr. and Mrs. Morris:

This is to advise you that \$70.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property until the time it is placed by this office until the day of the hearing.

Baltimore County, Maryland, and remitting Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 11-30-86 ACCOUNT 01-615-000

Signatures John Morris et ux

RECEIVED FROM

FOR

8

8019...708518 = 2248

VALIDATION OR SIGNATURE OF CARRIER



# CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 30, 1986

THE JEFFERSONIAN,

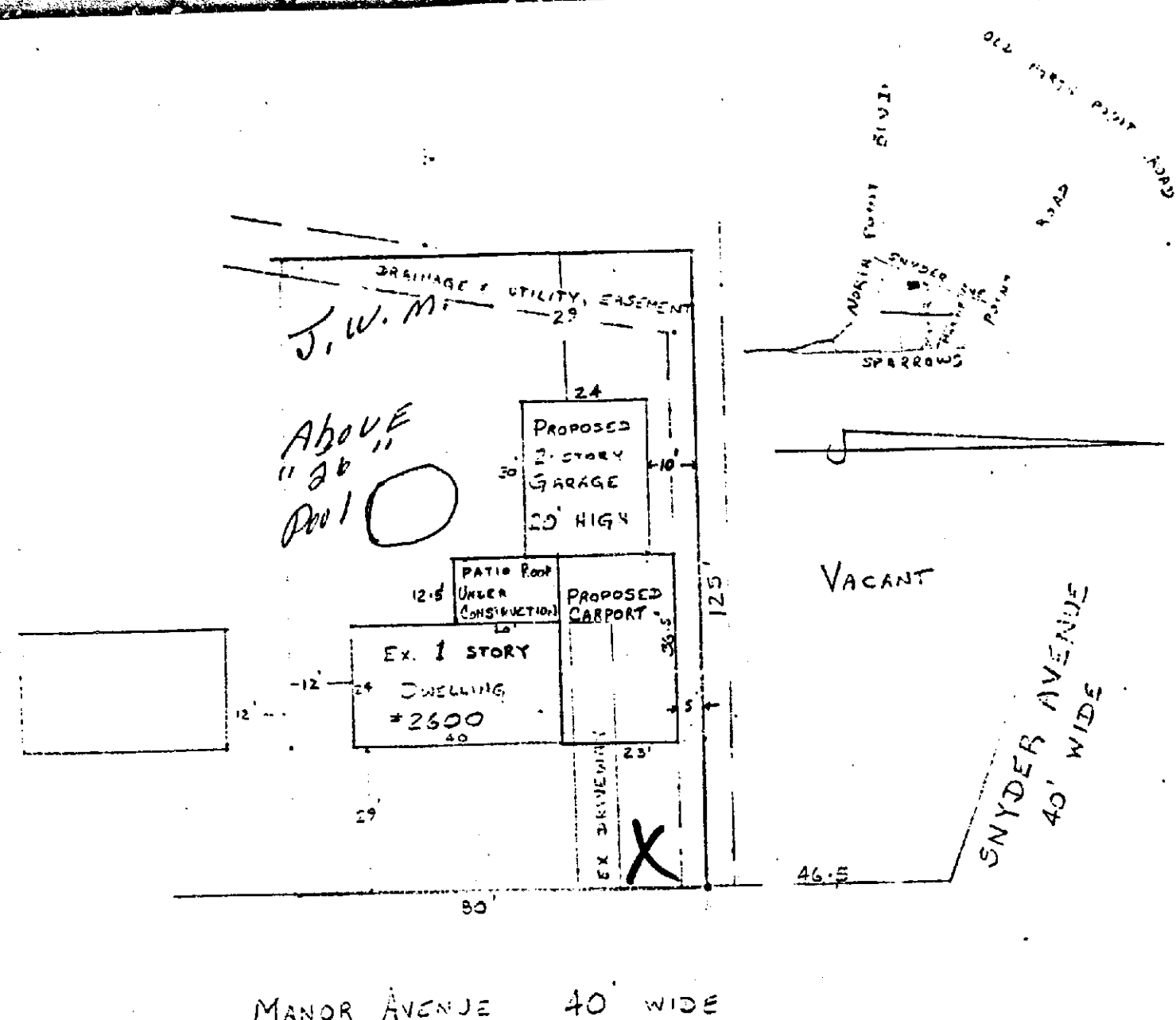
*Susan Linder Obrecht*

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE  
15th Election District  
Case No. 87-203-A  
LOCATION: West Side of Manor Avenue, 46.5' S of Snyder Avenue (2600 Manor Avenue)  
DATE AND TIME: Thursday, November 20, 1986, at 10:00 a.m.  
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 5 feet to the rear of the subject property, as shown on the plan filed with the Zoning Office, on the date and at the time and place specified above. The Zoning Commissioner will also receive and consider any comments or objections to the petition filed with the Zoning Office on or before the date of the hearing. By Order of:  
ARNOLD JABLON  
Zoning Commissioner  
10/29/86



BEING LOTS 274 & 277

'SPREADING POINT MANOR'

Recorded in W.P.C. 5/82

PUBLIC WATER POWER EXIST

ITEM No 108

87-203-A

PLAT FOR ZONING VARIANCE

DR 5.5 ZONE

15TH DISTRICT

1"=30'

OFFICE COPY

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. John W. Morris, Jr.  
2600 Manor Avenue  
Baltimore, Maryland 21219

RE: Item No. 108 - Case No. 87-203-A  
Petitioner: John W. Morris, Jr., et ux  
Petition for Zoning Variance

Dear Mr. Morris:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kkb

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 2, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 103 A, 104, 105, 106, 108, 109, 110, 111, 112, and 114.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-203-A

District: 15th Date of Posting: 10/24/86

Posted for: *John W. Morris, Jr., et ux*

Petitioner: *John W. Morris, Jr., et ux*

Location of property: *W/S Manor Ave., 46.5' S of Snyder Ave.*

*2600 Manor Ave.*

Location of Signs: *Front, Main Rd., 2nd & 3rd, 2nd & 3rd, 2nd & 3rd*

*property of E. L. H. H.*

Remarks:

Posted by: *Mr. H. H. H.*

Number of Signs: 1

Date of return: 10/31/86

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: November 7, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-197-A, 87-198-A, 87-199-A, 87-200-A, 87-201-A, 87-202-A, 87-203-A, 87-204-A, 87-214-A, 87-215-A, 87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slb

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

OCTOBER 27, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 23, 1986  
Item # 108  
Property Owner: JOHN W. MORRIS, JR. et al  
Location: W/S MANOR AVE, 46.5' S. OF SNYDER AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

September 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: John W. Morris, Jr., et ux

Location: W/S Manor Avenue, 46.5' S. of Snyder Avenue

Item No.: 108

Zoning Agenda: Meeting of 9/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke*  
Planning Group  
Special Inspection Division

Noted and Approved: *Ernest M. Markowitz*  
Fire Prevention Bureau  
John F. O'Neil

/mb

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 025960  
DATE: 10/11/86 ACCOUNT: 01-613  
AMOUNT: \$ 35.00  
RECEIVED MARGARET R. MORRIS  
FOR: FILING FEE FOR VARIANCE ITEM 108  
BALANCE \*\*\*\*\*550018 51127  
VALIDATION OR SIGNATURE OF CASHIER





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

September 29, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 108 Zoning Advisory Committee Meeting are as follows:

Property Owner: John W. Morris, Jr., et ux  
Location: W/S Manor Avenue, 46.5 feet S of Snyder Avenue  
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, \_\_\_\_\_, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: See definition of "private garage" page 30. (Existing garage.) A fire separation between garage areas and other habitable area shall be as required in Section 608.1, between carports and dwelling see Section 608.1.1.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Charles P. Burnham*  
BY: C. E. Burnham, Chief  
Building Plans Review

L/22/85

87-203-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
1st day of October, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner John W. Morris, Jr., et ux  
Petitioner's Attorney \_\_\_\_\_

Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee